

**230 NORWICH RD., PLAINFIELD, CT**

**Flex, Office, Medical, Retail**

**FOR SALE  
OR  
LEASE**



**Completely Rebuilt**

- ⇒ Public Water , Well Water & Public Gas
- ⇒ 19.78 Acres, 300' of Road Frontage
- ⇒ New insulation: Ceiling R49, and Walls R30
- ⇒ New Roofs & Gutters piped to storm drain system
- ⇒ New Siding
- ⇒ New Asphalt
- ⇒ New Septic & Leaching Fields
- ⇒ New Interior
- ⇒ New Cameras, Alarms (fire & security) w/ internet monitoring
- ⇒ (7) New Modine Heaters
- ⇒ (3) Commercial Ceiling Fans
- ⇒ (53) Parking Spaces (additional 150'x200' parking lot in the rear lot)
- ⇒ 190' Front Glass Showroom
- ⇒ Office Central HVAC (S.F. TBD)
- ⇒ Square Feet: 17,442
- ⇒ (2) New 8'x9' Loading Dock Doors w/seals & bumpers
- ⇒ (2) New 12'x13' Elec. Overhead Doors
- ⇒ (2) 10'x10' Elec. Overhead Doors
- ⇒ (1) New 10'x8' Elec. Overhead Door
- ⇒ (3) New Standard Entry Doors
- ⇒ (2) New Handicap Restrooms
- ⇒ 17'6" Ceiling Height
- ⇒ 12' Lowest Ceiling Height
- ⇒ 800 Amps 3 Phase 440 volts, 110/220 volts
- ⇒ Pylon Sign Location
- ⇒ Traffic Count :6400

**LYMAN**

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
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Westbrook, CT 06498  
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## 230 Norwich Rd, Plainfield



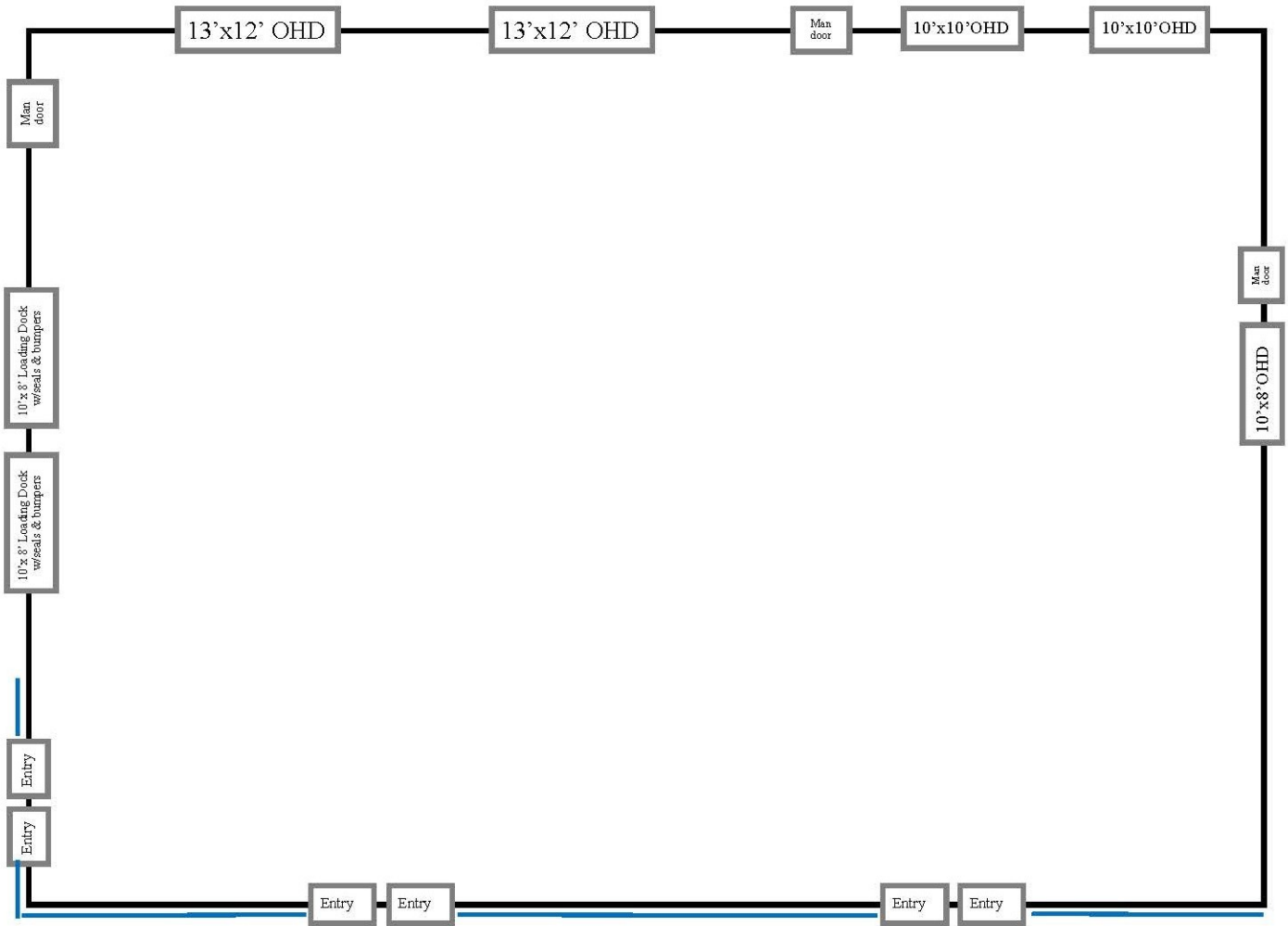
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# Floor Plan

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 = ±190' Display Window